082.0	0002	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	756,700	/	756,700
USE VALUE:	756,700	/	756,700
ASSESSED:	756,700	/	756,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOEBEL KENNETH JAMES
Owner 2:	GOEBEL SANCHEZ JENNIFER
Owner 3:	
Street 1:	89 SUNSET ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NAHILL ARTHUR--ETAL -
Owner 2:	LITCHFIELD RHONDA S -
Street 1:	89 SUNSET ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,273 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1588 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5273.000	352,000		404,700	756,700
Total Card	0.121	352,000		404,700	756,700
Total Parcel	0.121	352,000		404,700	756,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.51 | /Parcel: 476.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 50866

GIS Ref

GIS Ref

Insp Date 09/15/18

!6646!

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	352,000	0	5,273.	404,700	756,700	756,700	Year End Roll	12/18/2019
2019	101	FV	266,300	0	5,273.	399,000	665,300	665,300	Year End Roll	1/3/2019
2018	101	FV	275,000	0	5,273.	306,400	581,400	581,400	Year End Roll	12/20/2017
2017	101	FV	275,000	0	5,273.	289,100	564,100	564,100	Year End Roll	1/3/2017
2016	101	FV	275,000	0	5,273.	266,000	541,000	541,000	Year End	1/4/2016
2015	101	FV	259,800	0	5,273.	248,600	508,400	508,400	Year End Roll	12/11/2014
2014	101	FV	259,800	0	5,273.	229,000	488,800	488,800	Year End Roll	12/16/2013
2013	101	FV	259,800	0	5,273.	229,000	488,800	488,800		12/13/2012

PRINT

Date	Time
12/10/20	21:23:51

LAST REV

Date	Time
10/22/19	10:47:39
danam	

PAT ACCT. 6646

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAHILL ARTHUR--	1357-138		8/4/2008		509,000	No	No		
CHUPP TIMOTHY E	1092-141		3/20/1992		166,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/2019	717	Solar Pa	15,246	C				
3/20/2012	260	Manual	2,235					insulation
3/29/2000	401	Addition	80,000	C		G9	GR FY09	
9/9/1998	651	Add Bath	12,000	C				ADD 1/2 BA/REM=KIT

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
11/22/2008	Meas/Inspect	201	PATRIOT
8/23/2001	Permit Visit	PM	Peter M
1/11/2000	Meas/Inspect	277	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	50866
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5273		Sq. Ft.	Site		0	70.	1.10	6									404,733						404,700	

Total AC/HA: 0.12105 | Total SF/SM: 5273 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 404,733 | Spl Credit | Total: 404,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MUSTARD		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31120896
Const Adj.:	0.99989998
Adj $ / SQ:	163.885
Other Features:	79000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	432478
Depreciation:	80441
Depreciated Total:	352037

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

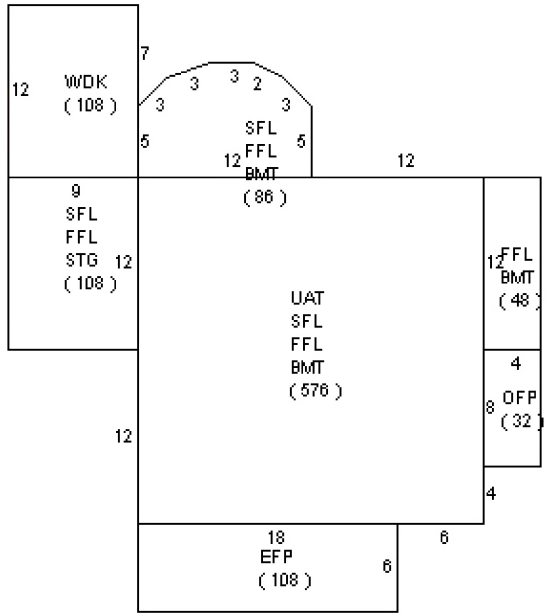
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	180.27
Special Features:	0	Val/Su Net:	125.80
Final Total:	352000	Val/Su SzAd	221.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	818	163.880	134,058
SFL	Second Floor	770	163.880	126,191
BMT	Basement	710	49.170	34,907
UAT	Upper Attic	144	65.550	9,440
EFP	Enclos Porch	108	52.430	5,662
STG	Storage	108	7.850	848
WDK	Deck	108	15.260	1,648
OFP	Open Porch	32	44.000	1,408
	Net Sketched Area:	2,798	Total:	314,162

Size Ad	1588	Gross Are	3230	FinArea	1588

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc